

# CAMP PROPERTY DATA

## SUMMARY OF MARKET VALUE OPINION: Orenda

<b>Acreage</b>	102
<b>Make up of Property</b>	Primarily fields and undeveloped woodlands
<b>Municipality</b>	Central Elgin
<b>Municipal Zoning</b>	The property does not have a specific zoning applied under the new Central Elgin Official plan as of yet. Under the new plan a small section of the NW corner of the property is designated as a provincially significant wetland. A majority of the property is designated Agricultural
<b>Best Use</b>	As currently being used or a residential estate or hobby farm
<b>Issues</b>	<i>Negative:</i> Agricultural designation, aging facilities and systems <i>Positive:</i> Chapendale Lodge, updated water & sewage systems
<b>Market Valuation</b>	\$950,000
<b>Land Tax (*)</b> Currently exempt, approx value at residential mill rate	\$12,500

[FULL MARKET VALUE REPORT](#)

(\*) Based on an Ontario Municipal Board ruling in the early 2000's all seasonal residential youth camps in Ontario are now assessed "Residential" due to their youth educational component even though zoning may vary from Resort Commercial to Open Space/ Environmental